



**Town of Arlington  
Zoning Board of Appeals**

Meeting Minutes  
Tuesday, May 16, 2017  
7:45 PM

Present: Patrick Quinn, Chair, Christian Klein, Vice Chair , Suzanne Spinney,  
Joseph Moen, and Shawn O'Rourke

**1. Docket #3528 28 Spring Street**

The Petitioners James and Amy Rogers applied for a Special Permit under Section 6.08 Large Additions in Residential Districts, of the Zoning Bylaw for the Town of Arlington, seeking permission to construct an addition to their home.. The property is located in an R1 - Single Family District on a 7653 square foot lot. At the May 16 hearing, Petitioners James and Amy Rogers, their attorney Bob Annese and their builder Fernando Carreiro from Villandy Contracting appeared before the Board and described their proposal to add an addition to the easterly side of the lot. Mr. Annese described the addition as in harmony with the rest of the neighborhood. It was stated that the large addition would not intrude on any of the yard dimensions and is staying within all the allowed dimensions. The addition on the eastern side of the house would reduce the side yard setback from 80ft to 49ft. Mr. Annese stated that most of the basement is crawl space, there is no living space although it still counts towards the gross floor area. The large addition does not impact the usable open space on the lot as it is going from 3704 to 1260 which equals 26% which is well under what is required by the zoning by law.

At the close of the Hearing, a motion was made and seconded and the Board voted unanimously to grant the Petitioner a Special Permit, with the following conditions.

1. The dimensions are shown on final plan for parking.

SO VOTED: 5-0